

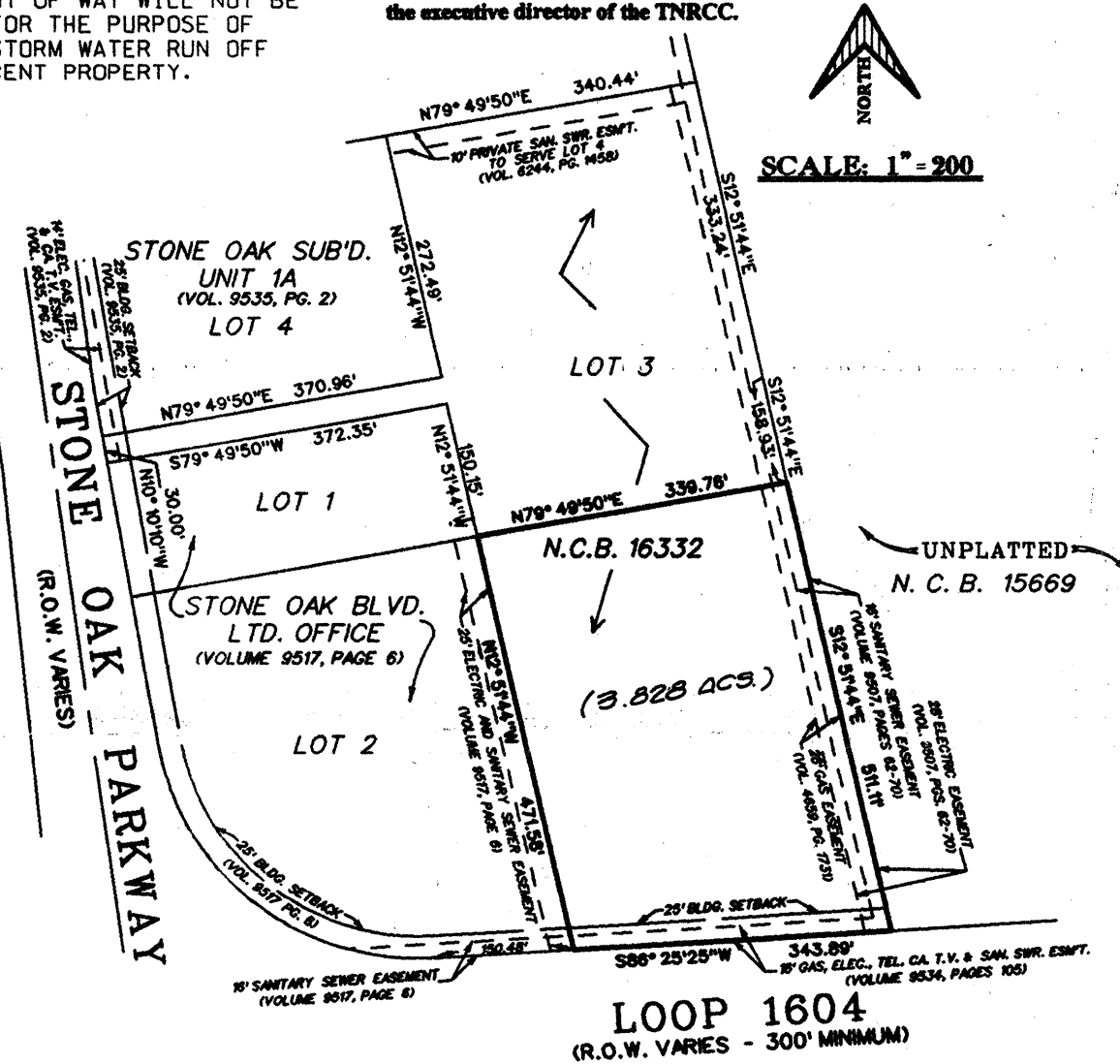
LOCATION MAP
NOT TO SCALE

- NOTES:
1. MONUMENTATION FOUND OR SET @ ALL PROPERTY CORNERS.
 2. ESTABLISHING (1) ONE COMMERCIAL LOT.
 3. STATE RIGHT OF WAY WILL NOT BE UTILIZED FOR THE PURPOSE OF TREATING STORM WATER RUN OFF FROM ADJACENT PROPERTY.

- NOTES:
1. For residential development directly adjacent to State right of way, the Developer shall be responsible for adequate set-back and/or sound abatement measures for future noise mitigation.
 2. Owner/Developer is responsible for preventing any adverse impact to the existing drainage system within the highway right of way.
 3. Maximum access points to State highway from this property will be regulated as directed by "Regulations For Access Driveways To State Highways". This property is eligible for a maximum combined total of two access points, based on overall platted highway frontage of 343.89'.
 4. Any sidewalks to be constructed within State right of way along freeway frontage roads will be located directly adjacent to the right of way line.

This subdivision is within the Edwards Recharge Zone. Development within this subdivision is subject to Chapter 34, Article VI, Division 6 of the San Antonio City Code entitled "Aquifer Recharge Zone and Watershed Protection," or latest revisions thereof.

No person shall commence the construction of any regulated activity until an Edwards Aquifer Protection Plan ("Water Pollution Abatement Plan" or "WPAP") or modification to an approved plan as required by 30 TAC §213.5 of the Texas Water Code, or latest revision thereof, has been filed with the appropriate regional TNRCC office, and the application has been approved by the executive director of the TNRCC.



AREA BEING REPLATTED
(THROUGH A PUBLIC HEARING)
A PORTION OF
STONE OAK - 1604

BEING A PORTION OF LOT 3, (3.828 ACRES)
N.C.B. 16332, STONE OAK 1604
SUBDIVISION, AS RECORDED IN VOLUME 9534, PAGE 105, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT KNOWN AS STONE OAK - 1604, RECORDED IN VOLUME 9534, PAGE 105, DEED AND PLAT RECORDS, BEXAR COUNTY.

I, THE OWNER OF THE LAND SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS I FURTHER CERTIFY THAT THE AREA OF THIS REPLAT WAS DESIGNATED OR RESERVED FOR OTHER THAN SINGLE OR DUPLEX FAMILY RESIDENTIAL USE BY NOTATION ON THE LAST LEGALLY RECORDED PLAT OR IN THE LEGALLY RECORDED PLAT THEREIN EXPRESSED.

JOHN MCKEE
MY COMMISSION EXPIRES
November 8, 2001

Donald V. Rensen
OWNER : 7.615 ACRES, W/O.

OWNER'S DULY AUTHORIZED AGENT

SWORN TO AND SUBSCRIBED BEFORE ME THIS 12 DAY OF November 1997

NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS

MY COMMISSION EXPIRES:

11-06-2001

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINAGE, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

Donald V. Rensen
7.615 ACRES, W/O.

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

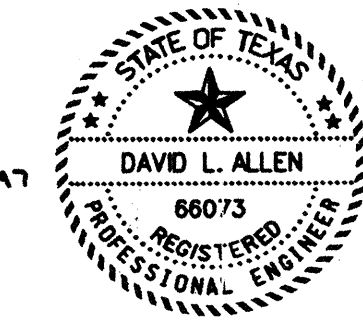
BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

KNOWN TO ME TO BE THE PERSON

NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 12 DAY OF November 1997

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



LUIS P. LOPEZ
Notary Public, State of Texas
My Comm. Exp. 04/06/99

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.

Joe Edward Hagle
REGISTERED PROFESSIONAL LAND SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS 12th DAY OF November 1997

A.D. 19 97

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

THIS PLAT OF
SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO,
TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS 12th DAY OF November 1997

BY **Luís P. López** SECRETARY

OWNER:
7.165 ACRES, LTD.
1848 LOCKHILL SELMA
SUITE # 101
SAN ANTONIO, TEXAS 78213

STATE OF TEXAS
COUNTY OF BEXAR

I, **GERRY RICKHOFF** COUNTY CLERK OF SAID COUNTY,
DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE

16th DAY OF Jan A.D. 1998 AT 11:21 AM, AND DULY

RECORDED THE 20th DAY OF Jan A.D. 1998 AT 10:00 AM.

IN THE RECORDS OF DEEDS & PLATS

OF SAID COUNTY, IN BOOK VOLUME 9539 ON PAGE 87

IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND OFFICIAL SEAL OF OFFICE, THIS

20th DAY OF JAN A.D. 1998

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY **Luís P. López** DEPUTY

MACINA, BOSE, COPELAND & ASSOCIATES, INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
415 Breesport Drive, San Antonio, Texas 78216
26471

NOTE:
"WASTEWATER EDU. NOTE. THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE PLANNING DEPARTMENT."

NOTE:
THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATING THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", AND "TRANSFEROR EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREOF. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

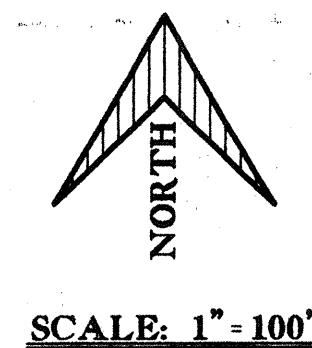
ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.

THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.

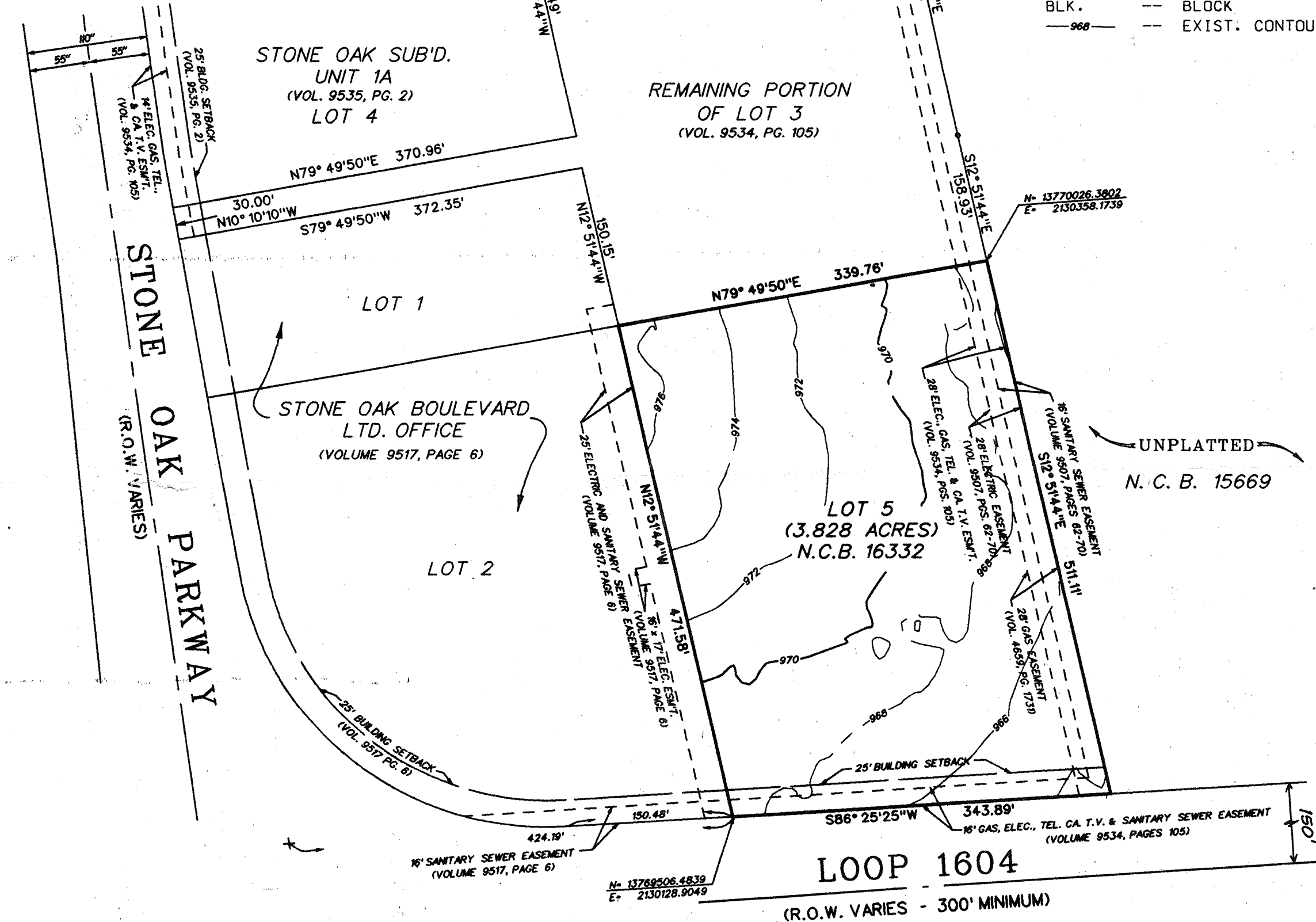
REPLAT
ESTABLISHING
STONE OAK - PLAZA
BEING LOT 5 (3.828 ACRES), N.C.B. 16332,
SAN ANTONIO, BEXAR COUNTY, TEXAS.

LEGEND:

EXIST.	---	EXISTING
ELEC.	---	ELECTRIC
TEL.	---	TELEPHONE
CATV	---	CABLE TELEVISION
SAN. SWR.	---	SANITARY SEWER
ESM'T.	---	EASEMENT
R.O.W.	---	RIGHT-OF-WAY
BLDG.	---	BUILDING
N.C.B.	---	NEW CITY BLOCK
BLK.	---	BLOCK
---	---	EXIST. CONTOURS



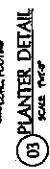
BEARINGS BASED ON THE SUB'D. PLAT OF STONE OAK 1604, RECORDED IN VOL. 9534, PAGE 105 DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.



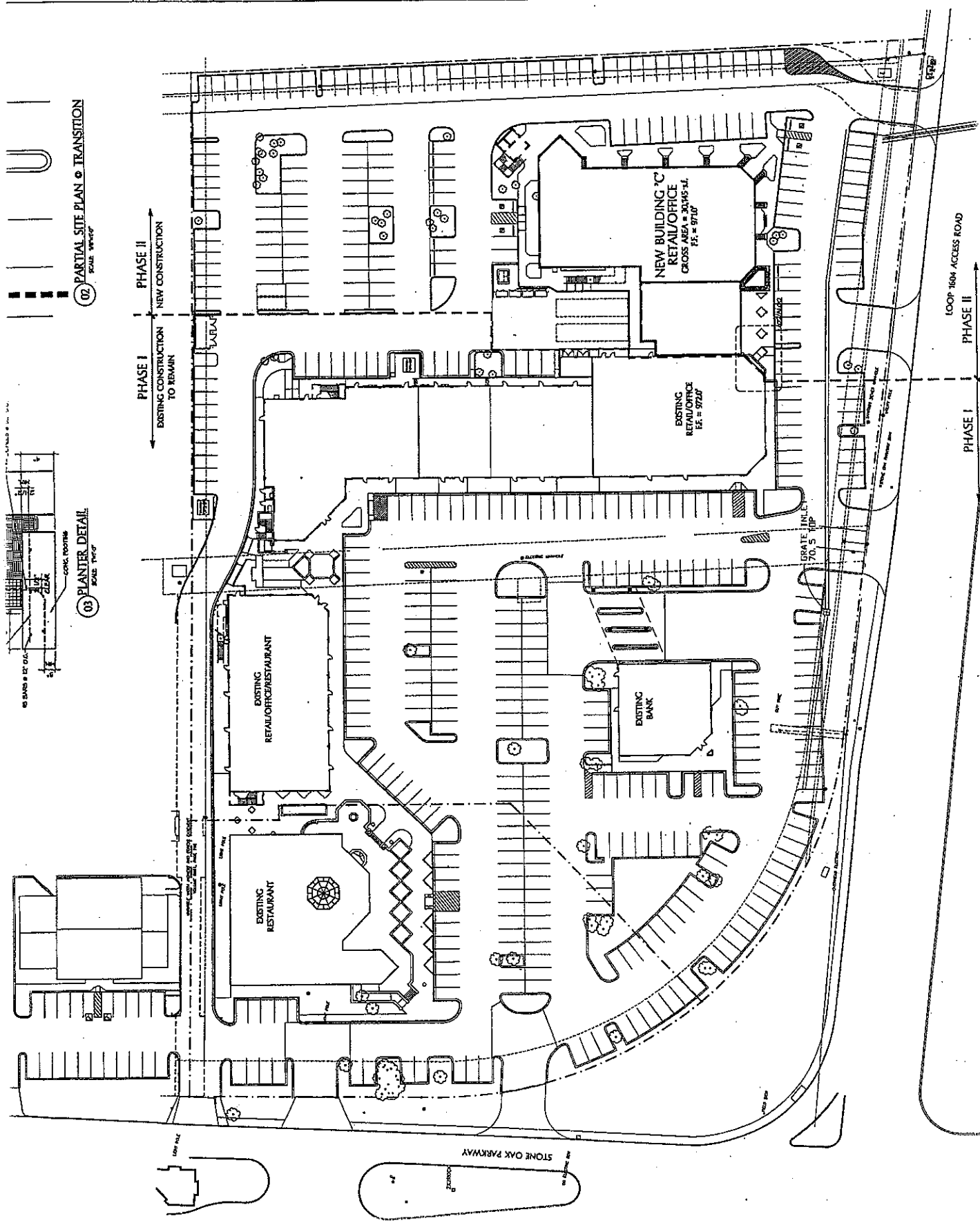
VRP-02-07-130

S-368

VRP # 02-07-130



VRP 02-07-130



3. OWNER: PHILIP / BLOOM / PHILIP & BLOOM	STONE OAK PLAZA
4. OWNER: PHILIP / BLOOM / PHILIP & BLOOM	PHASE II
5. OWNER: PHILIP / BLOOM / PHILIP & BLOOM	STONE OAK PARKWAY & 1604
6. OWNER: PHILIP / BLOOM / PHILIP & BLOOM	SAN ANTONIO, TX
7. OWNER: PHILIP / BLOOM / PHILIP & BLOOM	OWNER
8. OWNER: PHILIP / BLOOM / PHILIP & BLOOM	MERCADO PARTNERS, LIMITED
9. OWNER: PHILIP / BLOOM / PHILIP & BLOOM	9800 WEST 11th STREET, 2ND
10. OWNER: PHILIP / BLOOM / PHILIP & BLOOM	SAN ANTONIO, TEXAS 78203
11. OWNER: PHILIP / BLOOM / PHILIP & BLOOM	TEL: 710 950-0777 / FAX: 710 950-0780
12. OWNER: PHILIP / BLOOM / PHILIP & BLOOM	ARCHITECT
13. OWNER: PHILIP / BLOOM / PHILIP & BLOOM	ALAMO ARCHITECTS
14. OWNER: PHILIP / BLOOM / PHILIP & BLOOM	700 BANC WILLOW
15. OWNER: PHILIP / BLOOM / PHILIP & BLOOM	SAN ANTONIO, TX 78204
16. OWNER: PHILIP / BLOOM / PHILIP & BLOOM	TEL: 710 227-2161 / FAX: 710 227-2167
17. OWNER: PHILIP / BLOOM / PHILIP & BLOOM	CIVIL ENGINEER
18. OWNER: PHILIP / BLOOM / PHILIP & BLOOM	MAGNUS ROSE CORP & ASSOC.
19. OWNER: PHILIP / BLOOM / PHILIP & BLOOM	300 CENTRAL PARKWAY NORTH
20. OWNER: PHILIP / BLOOM / PHILIP & BLOOM	SAN ANTONIO, TEXAS 78204
21. OWNER: PHILIP / BLOOM / PHILIP & BLOOM	TEL: 710 340-1100 / FAX: 710 340-1102
22. OWNER: PHILIP / BLOOM / PHILIP & BLOOM	STRUCTURAL ENGINEER
23. OWNER: PHILIP / BLOOM / PHILIP & BLOOM	STEVE G. PERSY, P.E.
24. OWNER: PHILIP / BLOOM / PHILIP & BLOOM	CONSULTING ENGINEERS, INC.
25. OWNER: PHILIP / BLOOM / PHILIP & BLOOM	3805 CALLEMAN RD. SUITE 410
26. OWNER: PHILIP / BLOOM / PHILIP & BLOOM	SAN ANTONIO, TEXAS 78201
27. OWNER: PHILIP / BLOOM / PHILIP & BLOOM	TEL: 710 480-0261 / FAX: 710 480-0277
28. OWNER: PHILIP / BLOOM / PHILIP & BLOOM	MECHANICAL ENGINEER
29. OWNER: PHILIP / BLOOM / PHILIP & BLOOM	BARRON ENGINEERING INC.
30. OWNER: PHILIP / BLOOM / PHILIP & BLOOM	4405 PINEBARK DRIVE WEST, STE 205
31. OWNER: PHILIP / BLOOM / PHILIP & BLOOM	SAN ANTONIO, TEXAS 78208
32. OWNER: PHILIP / BLOOM / PHILIP & BLOOM	TEL: 710 723-3747 / FAX: 710 723-3751
33. OWNER: PHILIP / BLOOM / PHILIP & BLOOM	ELECTRICAL ENGINEER
34. OWNER: PHILIP / BLOOM / PHILIP & BLOOM	ELECTRICAL ENGINEER
35. OWNER: PHILIP / BLOOM / PHILIP & BLOOM	CONSTRUCTION CONTRACTOR, INC.
36. OWNER: PHILIP / BLOOM / PHILIP & BLOOM	7005 COMBINE AVE
37. OWNER: PHILIP / BLOOM / PHILIP & BLOOM	SAN ANTONIO, TEXAS 78208
38. OWNER: PHILIP / BLOOM / PHILIP & BLOOM	TEL: 710 686-0040 / FAX: 710 686-0054
39. OWNER: PHILIP / BLOOM / PHILIP & BLOOM	DATE: 10/1/2010
40. OWNER: PHILIP / BLOOM / PHILIP & BLOOM	PROJECT: 16.01.01.01
41. OWNER: PHILIP / BLOOM / PHILIP & BLOOM	SCALE: 1/8" = 1'-0"
42. OWNER: PHILIP / BLOOM / PHILIP & BLOOM	ARCHITECTURAL SITE PLAN

VRP#02-01-130



City of San Antonio
New
Vested Rights Permit
APPLICATION

Permit File: # VRP 02-07-130
Assigned by city staff

Date: July 17-02

1. All applicable information on application must be legibly printed or typed for processing. If application is completed on behalf of the property owner please attach power of attorney or letter of agent.
2. Please complete subject of application and attach 2 sets of all applicable documents (i.e. this application, Master Development Plan (Formerly POADP), P.U.D. plan, plat application, approved plat, building permit).
3. Application fee- \$160.00 per submittal

Note: All Applications must have a Site Map showing the Area Boundary (Attached).

1. Owner/ Agent Mercado Partners II Limited
2. Address: 9100 IH-10 W. #230 San Antonio TX
3. Zip: 78230 Telephone # 210-593-0777
4. Site location or address NE Corner Loop 1604 & Stone Oak Parkway
5. Council District 9 ETJ Over Edward's Aquifer Recharge (☒ yes ☐ no)

• **MASTER DEVELOPMENT PLAN (MDP) (Formerly POADP)***

accepted prior to September 1, 1997 are subject to permit right conditions within 18 months from the effective date of the development rights ordinance (9/25/97) and projects submitted after September 1, 1997 are subject to 18 months for the POADP acceptance date.

Name: Stone Oak # 48

Date accepted: 6-5-85 Expiration Date: MDP Size: 4,300 acres

• **P.U.D. PLAN**

Name: N/A #

Date accepted:

• **Plat Application**

Plat Name: Stone Oak Plaza Plat # 970384 Acreage: 3.828

Date submitted: Unknown Expiration Date: Recorded Plat

(Note: Plat must be approved within 18 months of application submittal date).
August 17, 2000

• Approved Plat

Plat Name: STONE OAK PLAZA Plat # 970384 Acreage: 3.828 Approval

Date: _____ Plat recording Date: 1-20-98 Expiration Date: N/A Vol./Pg. 9539/57

(Note: If plat is not recorded within 3 years of plat approval permit rights will expire).

• Others

Type of Permit: Building Date issued: _____ Expiration Date: _____

Acreage: _____

(Note: Two maps of the area must be provided)

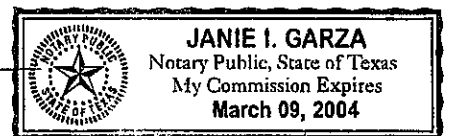
NOTE: Filing a knowingly false statement on this document, or any attached document, is a crime under §37.02 and §37.10 of the Texas Penal Code, punishable as a state jail felony by up to two years in jail and fine of up to \$10,000.

I hereby certify that all information this Application and the attached documents are true and correct and that it is my belief the property owner is entitled to Vested Rights on the listed location.

Print name: Janie I. Garza Signature: Janie I. Garza Date: 7/17/02

Sworn to and subscribed before me by on this 17th day of July 2002, to certify which witness by hand and seal of office.

Notary Public, State of Texas, My Commission expires: 3/9/04



City of San Antonio use

☒ Approved

as of
Jan 16, 1998

☐ Disapproved

Review By: [Signature] Date: _____
Assistant City Attorney

August 17, 2001

VRP 02-07-130

MERCADO PARTNERS II LTD.

dba STONE OAK PLAZA
9100 IH 10 WEST, SUITE 102
SAN ANTONIO, TX 78230
210-593-0444

Bank of America, N.A.
San Antonio, Texas

2174

***** ONE HUNDRED SIXTY AND 00/100 DOLLARS

TO THE
ORDER OF

CITY OF SAN ANTONIO

DATE 07/17/02

\$160.00*****

VRP #02-07-130



⑈002174⑈ ⑆113000023⑆ ⑆1861435379⑈

DATE: 07/17/02 CK#: 2174 TOTAL: \$160.00***** BANK: STON - MFL/STONE OAK PLAZA
PAYEE: CITY OF SAN ANTONIO(SANA01)

Property Account	Invoice	Description	Amount
STON 6370		VESTED RIGHTS PERMIT	160.00
			160.00

VRP #02-07-130